BILL GARRETT, Davidson County
Trans:T20090040739 DEEDTRS
Recvd: 06/18/09 12:20 2 pgs
Fees:13.00 Taxes:605.88
20090618-0056794

THIS INSTRUMENT PREPARED BY & RETURN TO:
Nationwide Trustee Services, Inc.
1587 NORTHEAST EXPRESSWAY
ATLANTA, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 14, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 200606300078633, ("Deed of Trust"), Chikaodi Angela Mmeribole conveyed to Southeast Title of Tennessee, Inc., as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-EQ1; and

WHEREAS, **Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-EQ1,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20090602-0050502** in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on April 3, 10 and 17, 2009, in The Nashville Record , by which advertisement the sale was held on June 11, 2009, at Courthouse in the City of , Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **James Robert**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$163,751.00**; and

WHEREAS, **James Robert** has/have complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **James Robert** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Nationwide Trustee Services, Inc.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **James Robert**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of Resubdivision of Lot No. 5 of Riverwood Terrace, Second Addition, as of record in Plat Book 3842, Page 230, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Paul I. Hooper and spouse. Elsie A. Hooper, by Warranty Deed from Ronald Kevin Malone and William E. Green, Jr. dated August 9, 2001 of record in Instrument No. 200108300094217, said Register's Office. Being the same property conveyed to Chikaodi Angela Mmeribole, a single woman, by deed of record 200606300078632, said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument No. 200606300078632 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **James Robert**, his/her/their successors and assigns, whom the said, **Nationwide Trustee Services, Inc.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Nationwide Trustee Services, Inc.**, Substitute Trustee, has hereunto set his hand, this 11th day of June, 2009.

Germaine Duncan

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 11th day of June, 2009, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Germaine M. Duncan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Nationwide Trustee Services, Inc.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Ronald Key

Notary Public

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA EXP. NOV. 28, 2010

My Commission Expires: 11-28-2010

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STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is al to or greater than the amount which the property transferred itary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 163,735

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE ____ DAY OF _____ 20____

Deputy Register

Germaine Duncan

Affiant

RN TO BEFORE ME ON THIS 11th DAY OF JUNE 2009.

Ronald Key

Notary Public

My Commission Expires: 11-28-2010

RONALD KEY NOTARY PUBLIC GWINNETT COUNTY, GA EXP. NOV. 28, 2010

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No.: 5002.0903770TN (Mmeribole)
Property Address: 3811 Moss Rose Drive, Nashville, TN 37216
Tax Parcel ID No.: 07306000500

Mail Tax Notices To and Property Owner:
James Robert
201 Thompson Lane #200
Nashville, TN 37211